



## BOARD OF ADJUSTMENT RESULTS LIST

April 20, 2000

BATE 2000014  
John P. & Lisa A Stauffer

**RESULT - APPROVED WITH CONDITIONS**

To allow for a one-year time extension of BA99-062 approved August 19, 1999 for the Development Order and Conditions #1 & #2.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 2000014	To allow a One-Year Time Extension for the Development Order for BA 99-062 Approved on August 19, 1999.	August 19, 2000	August 19, 2000	12 Months
	Condition #1: By March 19, 2000, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application.	March 19, 2000	March 19, 2001	12 Months
	Condition #2: By May 19, 2000, the applicant shall obtain a building permit for the proposed addition with an approximate 550 square feet.	May 19, 2000	May 19, 2001	12 Months
ADDRESS OF PROPERTY:	6480 Spartina Cr			

The above variance was granted subject to the following zoning condition(s):

- By March 19, 2000, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (DATE: BLDG PERMIT-Bldg)

**Is hereby amended to read:**

By March 19, 2001, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (DATE: BLDG PERMIT-Bldg)

- By May 19, 2000, the applicant shall obtain a building permit for the proposed addition with an approximate 550 square feet. (DATE-MONITORING- Bldg Permit)

**Is hereby amended to read:**

By May 19, 2001, the applicant shall obtain a building permit for the proposed addition with an approximate 550 square feet. (DATE-MONITORING- Bldg Permit)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
April 20, 2000**

**BOFA 2000015  
Samuel Resendiz & Francisca Santana**

**RESULT - APPROVED WITH CONDITIONS**

To allow proposed two additions to encroach into the required rear setback (room screen enclosure), to allow an existing shed and carport to encroach into the required side interior setback. and to allow existing carport to encroach into the required side interior setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000015</b>	<b>6.5.G.4 Property Development Regulations: Rear setback for Room Addition</b>	<b>15 Feet</b>	<b>10 Feet</b>	<b>5 Feet</b>
	<b>6.5.G.4 Property Development Regulations: Rear setback for Screen Enclosure</b>	<b>15 Feet</b>	<b>10 Feet</b>	<b>5 Feet</b>
	<b>6.5.G.2 Property Development Regulations: Side interior setback for shed</b>	<b>5 Feet</b>	<b>2.5 Feet</b>	<b>2.5 Feet</b>
	<b>6.5.G.2 Property Development Regulations: Side interior setback for carport</b>	<b>5 Feet</b>	<b>2 Feet</b>	<b>3 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>4233 S 42nd Ave</b>			

The above variance was granted subject to the following zoning condition(s):

1. By July 29, 2000, the property owner shall present the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9), presented to the Board and apply for building permits for a solid roof screen enclosure, shed, carport, and room addition. (DATE:MONITORING-BLDG PERMIT)
2. By October 29, 2000, the property owner shall receive the building permits for a solid roof screen enclosure, shed, carport, and room addition. (DATE:MONITORING-BLDG PERMIT)
3. All future site improvements shall be developed in accordance with Exhibit 9 presented to the Board of Adjustment at the April 20, 2000 hearing. (ONGOING)

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**BOFA 2000016  
Marathon Ashland Petroleum, LLC**

**RESULT - APPROVED WITH CONDITIONS**

Avid Engineering, Inc., as agent for B. W. Simpkins & Fletcher A. Sheriff, Trs. and Lake Worth Bible Church, Inc., to allow a reduction in the required landscape right-of-way buffer along Lake Worth Rd. (W. side of the driveway), a reduction in the required landscape right-of-way buffer along Kirk Rd. (N. side of the driveway), a reduction in the required stacking distance for gasoline pumps (N. end), a reduction in the number of the required off-street parking spaces and a reduction in the required street side setback from the proposed convenience store for the proposed redevelopment of the convenience store with gas sales.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000016	7.3.F.2 Perimeter landscape requirements: Right-of-way buffer	20 ft.	3.49 to 5.00 ft. (Kirk Rd.)	16.51 to 15.00 ft.
	7.3.F.2 Perimeter landscape requirements: Right-of-way buffer	20 ft.	19.5 ft. (Lake Worth Rd.)	0.5 ft.
	7.2.14 Off-Street Parking and Loading: Queuing and by-pass standards	20 ft.	10.5 ft. (Gas Pumps)	9.5 Feet
	7.2.B.3 Off-Street Parking & Loading: Applicability-off-street parking & loading schedule	17 Parking spaces	8 Parking spaces (C-store)	9 Parking spaces
	6.5.G.3 Property Development Regulation: Side street setback	25 ft.	21.78 ft. (C-store)	3.22 ft.
ADDRESS OF PROPERTY:	3981 Lake Worth Rd			

The above variance was granted subject to the following zoning condition(s):

1. By November 20, 2000, The subject property owners shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the certified Site Plan by DRC, simultaneously with the building permit application. (BLDG PERMIT:BLDG)
2. Prior to issuance of final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer along Lake Worth Road as follows: (CO/LANDSCAPE)
  - 1) One 14' high native shade tree on both sides of the ingress/egress;
  - 2) One group of five Booted Sabal palms planted 30 feet measured from the center of the required shade tree;

- 3) Continuous 36" high native hedge planted 24" on center;
  - 4) Earth berm to run the length of the buffer.
3. Prior to issuance of final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer along Kirk Road as follows: (CO/LANDSCAPE)
  - 1) Booted Sabal palms planted every 10 feet on center between the north end of the dumpster and the north edge of the driveway;
  - 2) 14' high native shade trees planted every 30 feet on center on the south of the driveway;
  - 3) Booted Sabal palms planted every 15 feet on center on the south of the driveway;
  - 4) Continuous 36" high native hedge planted 24" on center.
4. Prior to issuance of final Certificate of Occupancy, the applicant shall upgrade the landscape material in the right-of-way buffer at the SW corner (where the chord of 40' radius occurs) as follows: (CO/LANDSCAPE)
  - 1) Three Royal palms planted every 15 feet on center;
  - 2) Continuous 36" high native hedge planted 24" on center.
5. All landscape material shall be maintained in accordance with Article 7.3.H. (ONGOING: CODE ENF/Landscape)
6. By August 18, 2000, the applicant shall apply to the Board of County Commissioners to request for Re-zoning and a Conditional A Use to allow a convenience store with gas sales on the subject property. (DATE: MONITORING-Zoning)
7. Prior to DRC certification, the applicant shall ensure that the BofA conditions are shown on the Site Plan (Exhibit 23, BA2000016) (DRC: Zoning)
8. The applicant shall construct the site consistent with the Site Plan, Exhibit 23, in the BA2000-016 file. Any future modifications to the site layout shall ensure compliance with BCC conditions, code requirements and be consistent with the general intent of the Board of Adjustment approval. (ZONING-ONGOING)

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**BOFA 2000017**  
**Eileen Balaguera & Steven T. Rondos, Tr.**

**RESULT - APPROVED WITH CONDITIONS**

To allow a modification/expansion to an existing screen-roof screen enclosure which will encroach into the required side setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000017</b>	<b>6.6.A.10 Supplementary Regulations: Accessory uses &amp; structures- screen enclosures</b>	<b>7.5 Feet</b>	<b>2 Feet</b>	<b>5.5 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>19456 Saturnia Lakes Dr</b>			

The above variance was granted subject to the following zoning condition(s):

1. **By September 18, 2000, the applicant shall apply for a building permit to revise the existing screen enclosure (B99-03240). (DATE:MONITORING-Bldg Permit)**
2. **By November 18, 2000, the applicant shall obtain a building permit for a screen enclosure expansion. (DATE:MONITORING-BLDG)**
3. **Prior to the issuance of a Certificate of Occupancy on the screen enclosure expansion, the applicant shall install a 36" high native hedge along 20' on the north side of the screen enclosure encroaching the side setback. (CLO-INSP)**

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**BOFA 2000018  
Laurence & Norma Brunswick, Jr.**

**RESULT - APPROVED WITH CONDITIONS**

To allow a proposed solid roof screen enclosure to encroach into the required rear setback.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000018</b>	<b>6.6.D.2.b SUPPLEMENTARY REGULATIONS: ZII Design Standards, rear setback solid roof screen enclosure.</b>	<b>7.5 Feet</b>	<b>0 Feet</b>	<b>7.5 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>5392 Grande Palm Cr</b>			

The above variance was granted subject to the following zoning condition(s):

1. By May 21, 2000, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9) presented to the Board, to revise B99024621 previously issued for a screen roof screen enclosure. (BLDG PERMIT:BLDG)
2. By May 21, 2000 the BofA Zoning Staff shall ensure the Certified Site Plan has a notation on Lot 39 indicating the approved variance with conditions.  
(DATE:MONITORING-ZONING-BA)
3. The variance is limited to the rear setback for the proposed 36 ft. by 13 ft. screen enclosure with solid roof to be 0 feet from the rear property line as shown on BA2000-018, Site Plan Exhibit 9. (ON-GOING)

**RESULTS LIST  
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**BOFA 2000020  
G.L. Homes Of Boynton Beach Assoc. V Lt.**

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension to allow for revision of conditions for BA99-070 approved 9-16-99.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000020	6.8.B.4.a Planned Unit Development Regulations: Distance between residential and recreational uses	Maximum Distance of 1,320 Feet between residential uses and recreational uses	2,350 Feet	Maximum of 1,030 Feet between residential uses and recreational uses
ADDRESS OF PROPERTY:	13397 Hagen Ranch Rd			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter BA2000-020 and a copy of the Site Plan, Exhibit 9, presented to the Board, and the final DRC plan, simultaneously with the building permit application. (BLDG PERMIT:BLDG)
2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC: ZONING)
3. The final certified site plan for Valencia Grand Isles PUD, shall be consistent with the overall Master Plan in terms of the location of the recreation parcels and the four (4) designated "open space amenities". The distance from the units to the recreation parcels delineate on the Site Plan (Exhibit 9), presented to the Board of Adjustment shall not be modified to increase the variance distance. (ONGOING)
4. The 4 designated "open space recreational amenities shown on the Site Plan, Exhibit 9, presented to the Board of Adjustment, shall be shown on the final platted and designed as "open space" dedicated to the Home ownership. A note shall be placed on the dedication sheet of the final plat indicating these tracts are required to comply with the ULDC distance requirement between residential units and recreation amenities and consistent with the BA2000-020 variance approval. (PLAT-ZONING)
5. The designated "open space" recreational amenities shall include, but not limited to the following uses: a) bench b) gazebo c) exercise-station-railroad ties d) arbor e) shade rest area (ONGOING)
6. The first of the four "neighborhood amenities" shall be installed prior to the receipt of the final Certificate of Occupancy for the 150th unit. The second and third of the four "neighborhood amenities" shall be installed prior to the receipt of the final Certificate of Occupancy for the 400th unit. The fourth "neighborhood amenity" shall be installed prior to the receipt of the final Certificate of Occupancy for the 600th unit. (Subdivision #0577-000-MONITORING-BLDG PERMIT-ZONING/BA)

**RESULTS LIST  
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**BOFA 2000022  
Meyer Development LLC**

**RESULT - APPROVED WITH CONDITIONS**

To allow a reduction in the required number of off street parking spaces.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2000022</b>	<b>7.2.B.3 Off Street Parking: Required parking</b>	<b>81 spaces</b>	<b>74 spaces</b>	<b>7 spaces</b>
<b>ADDRESS OF PROPERTY:</b>	<b>14 Ohio Rd</b>			

The above variance was granted subject to the following zoning condition(s):

1. **By April 20, 2001, or prior to the issuance of a building permit for the westerly free standing building, which ever occurs first, the applicant amend the site plan to reflect the Board of Adjustment parking variance and conditions of approval. (DATE: MONITORING-ZONING)**
2. **By June 20, 2001, the applicant shall receive the necessary approvals add the additional square footage to the free standing building. This parking variance to reduce the parking by 8 spaces shall become null and void if the approval of the additional 1, 396 square feet of floor area is not secured by the applicant. (DATE: MONITORING-ZONING)**
3. **The parking variance was based on the uses, square footage (14,700 square square feet plus additional 1,396 square feet to be requested from BCC for a total of 16,096 square feet) and design layout as shown on Exhibit 22, in BA2000-022 file in the Zoning Division. (ONGOING)**
4. **The westerly free standing building shall be limited to uses that are low generators of parking such as business professional offices, general retail limited repair. (ONGOING)**

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April 20, 2000**

**BATE 2000023**  
Jonathan's Landing Golf Club, Inc.

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension for 12 months for the Development Order for BA99-025 approved on April 15, 1999.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BATE 2000023</b>	To allow a one-year time extension for the Development Order for BA99-025 approved on April 15, 1999.	April 15, 2000	April 15, 2001	12 Months
<b>ADDRESS OF PROPERTY:</b>	16823 Captain Kirle Dr			

The above variance was granted subject to the following zoning condition(s):

1. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the approved Site Plan. (DRC-ZONING) Completed 06/09/1999
2. This variance is to reduce the parking by 44 spaces for the Golf Clubhouse and Tennis Facility. (ONGOING)
3. To vest this parking reduction variance, the applicant must obtain a paving /drainage permit for the Jonathan's Landing Golf Clubhouse & Tennis Facility prior to May 20, 2001. (DATE: MONITORING-BLDG PERMIT)